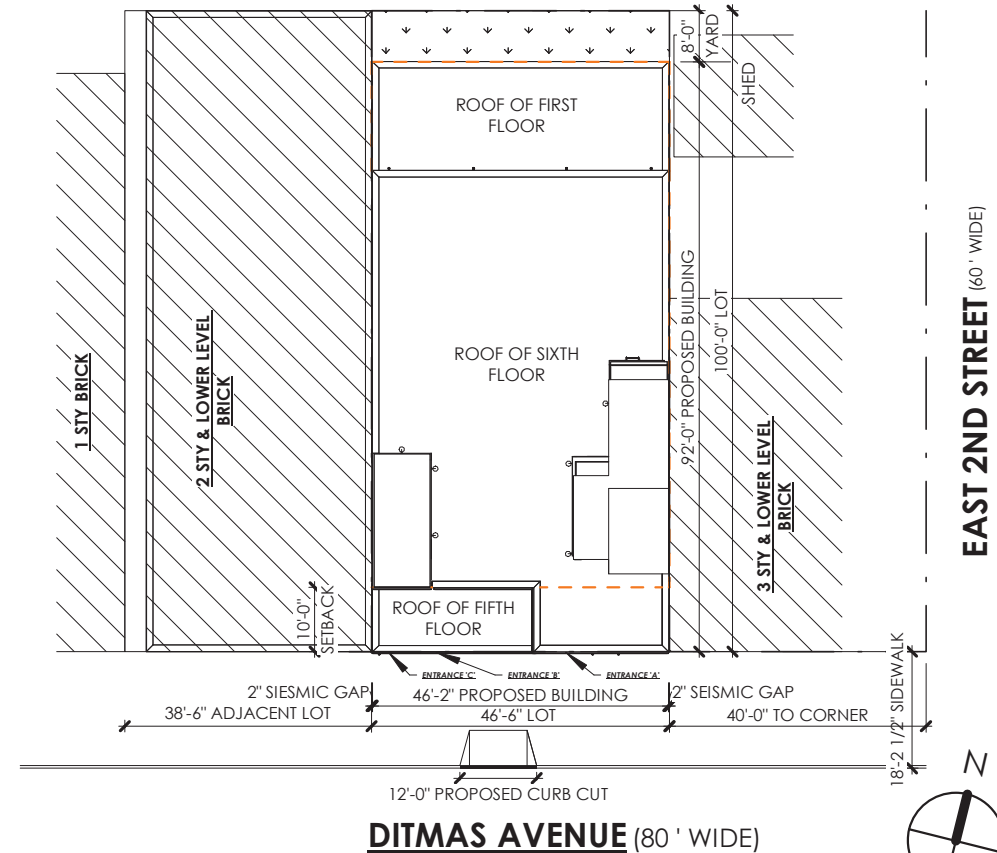
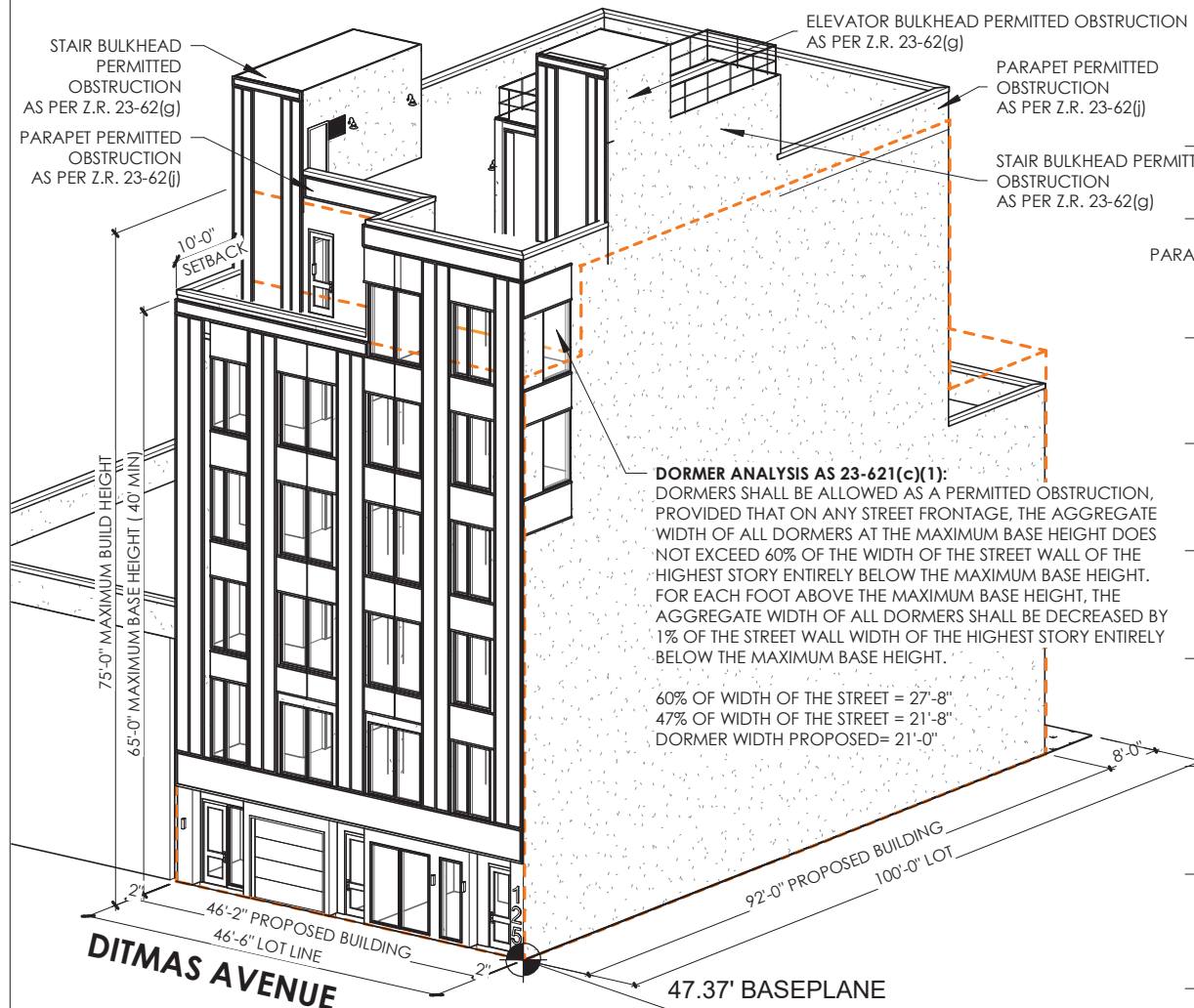


SCOPE OF WORK: NEW 6 STORY & CELLAR COMMERCIAL & COMMUNITY FACILITY BUILDING

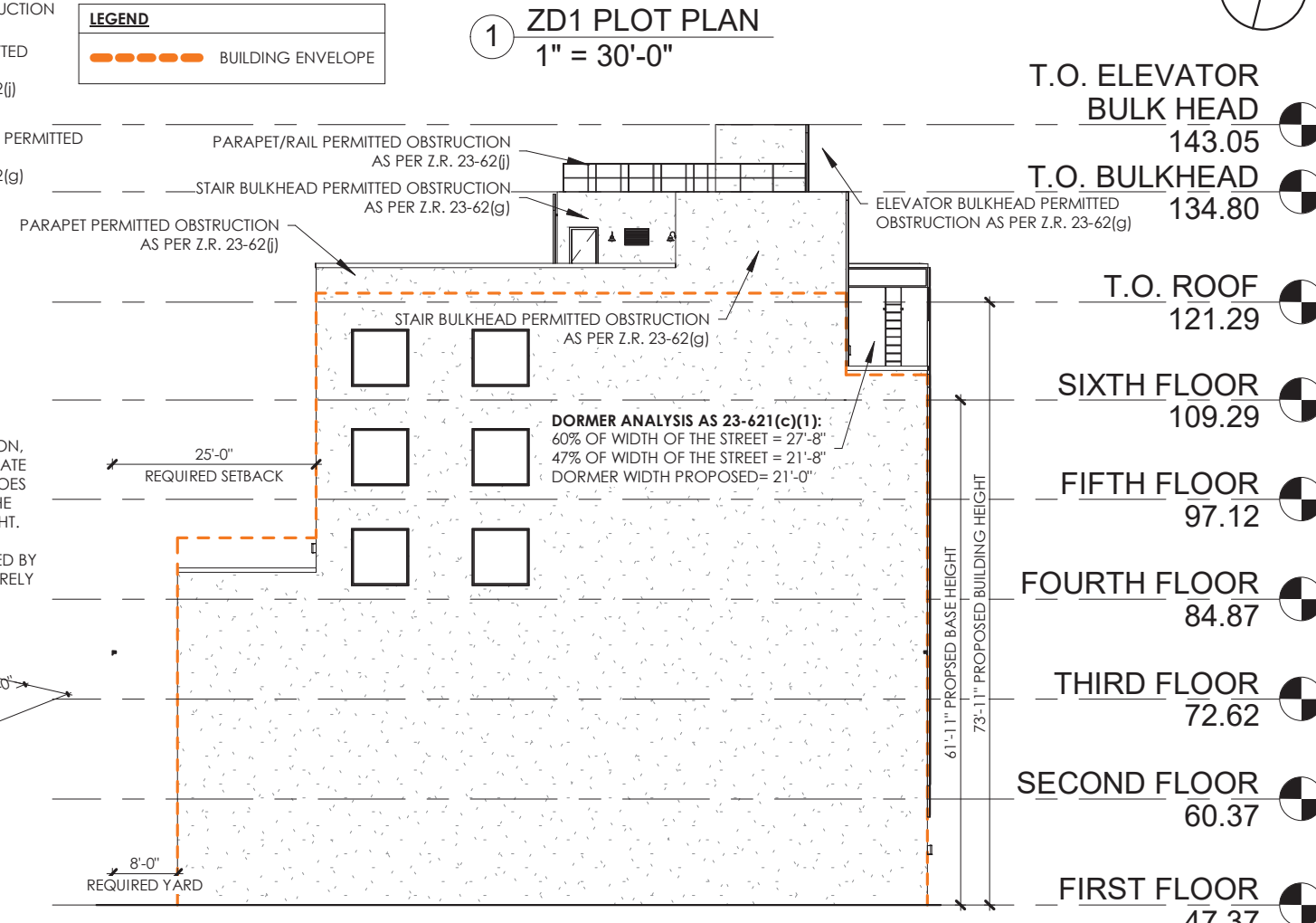
ZONE: R6A SUBJECT TO QUALITY HOUSING PROVISIONS ZR.28-20	MAP#: 22C	TOTAL LOT SIZE: 8,500 S.F.
FLOOR AREA RATIO Z.R. 33-121	PERMITTED/REQUIRED COMMERCIAL: 17,000 S.F. COMMUNITY FACILITY: 25,500 S.F. COMBINED (COMMERCIAL & COMMUNITY FACILITY): 25,500 S.F.	PROVIDED COMMERCIAL: "LOT 49" 10,573.72 S.F. ≤ 17,000 S.F. "LOT 51" 5,056.00 S.F. ≤ 17,000 S.F. COMMUNITY FACILITY: "LOT 49" 9,868.08 S.F. ≤ 25,500 S.F. COMBINED: 25,497.08 S.F. ≤ 25,500 S.F. (2.99 < 3.0 FAR) OK
LOT COVERAGE Z.R. 24-11	5,100.00 S.F.	4,247.36 S.F.
BUILDING HEIGHT Z.R. 113-11(b) Z.R. 24-011 Z.R. 23-662(b)(1)(iii)	MINIMUM BASE HEIGHT: 40'-0" MAXIMUM BASE HEIGHT: 65'-0" MAXIMUM BUILDING HEIGHT: 75'-0"	61'-11" PROPOSED BASE HEIGHT 73'-11" PROPOSED BUILDING HEIGHT
STREET WALL LOCATION Z.R. 23-661(g)(1)	STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING.	ALIGNED WITH EXISTING ADJACENT BUILDING STREET WALL
SETBACK Z.R. 23-662(c)(1)	10'-0"	COMPLIES
QUALITY HOUSING PROGRAM Z.R. 37-33 (g)(1) Z.R. 37-34 Z.R. 37-35	MAXIMUM WIDTH FOR ENTRANCE LOBBIES AT QUALIFYING GROUND FLOOR: 25% OF GROUND FLOOR STREET WALL. MINIMUM GROUND FLOOR STREET WALL TRANSPARENCY MATERIALS: 50% ANY OFF-STREET PARKING ABOVE CURB LEVEL SHALL BE PLACES BEHIND PERMITTED COMMERCIAL OR COMMUNITY FACILITY USE	COMPLIES
SIDE YARD Z.R. 33-25	COMMUNITY FACILITY: NO SIDE YARDS ARE REQUIRED COMMERCIAL: NO SIDE YARDS ARE REQUIRED	NO SIDE YARDS
REAR YARD Z.R. 33-26	NO REAR YARD SHALL BE REQUIRED WITHIN 100 FEET OF THE POINT OF INTERSECTION OF TWO STREET LINES INTERSECTING AT AN ANGLE OF 135 DEGREES OR LESS.	NO REAR YARD
REQUIRED YARD ALONG DISTRICT BOUNDARY Z.R. 33-291	8'-0"	8'-0" YARD PROVIDED - COMPLIES



1 ZD1 PLOT PLAN
1" = 30'-0"



3 ZD1 AXONOMETRIC DIAGRAM



2 ZD1 HEIGHT AND SETBACK DIAGRAM
3/64" = 1'-0"



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 125
Street Name DITMAS AVENUE
Borough BROOKLYN
Block 5385
Lot 49
BIN 3126604

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) _____ Date _____
Signature _____



P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

